

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
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THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



90 Halo Loop Trail, Ennis MT 59729

\$1,157,000

Acres: ± 5.197

MLS#: 404337

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MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

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INTRODUCTION

Set just outside of Ennis yet still within the Ennis community, this beautiful 2216± square foot (per owner) custom log home offers privacy, views, and Montana character on 5.197± acres of partially fenced open ground. With three levels of living space, the home is designed to capture both comfort and functionality while taking full advantage of its scenic setting. The main level features the kitchen, dining, and living areas anchored by warm log construction, pine hardwood floors, and a wood stove that adds both charm and comfort. The kitchen offers the opportunity for refreshed finishes while maintaining the home's inviting layout. The lower level includes the primary bedroom, bathroom, mechanical room, and laundry. A sliding glass door opens to a deck facing east toward the Madison Range, a perfect spot to take in morning light and mountain views. The upper loft provides flexible space for guest accommodation, an office, or hobbies. Outdoor living is a highlight with a wraparound covered porch that invites you to relax and enjoy the surrounding landscape and wildlife. The property includes two 30x60 new pole barns, offering a blank slate for storage, shop space, livestock, or recreational equipment. A small dry cabin and additional shed add further versatility for guest overflow, a studio, or extra storage. Located close to the Madison River and abundant public lands, this property provides convenient access to fishing, hiking, hunting, and endless outdoor recreation. This subdivision boasts private stocked lakes. The home is served by a well and septic, with fiber internet available to the house but not yet connected. Kitchen does not have all the cabinets & can be finished your way. MLS# 404337



BIG SKY
MLS

FEATURES

Status:	Active	Style:	Custom, Rustic
Type:	Residential	Year Built:	2002
Sub Type:	SingleFamilyResidence	Beds:	1
Acres:	± 5.197	Baths:	1
View:	Mountains, Rural, Valley	Appliances:	Cooktop, Dishwasher, Disposal, Microwave, Range, Refrigerator
Water Features:	None	Heating/Cooling:	RadiantFloor Wood CeilingFans
Listing Date:	2026-03-16		
Listing Agent:	Kristie Vessey of eXp Realty, LLC		

LOCATION



PHOTOS















TOTAL 1991 sq. ft.
 Basement 1: 699 sq. ft., 1st floor: 792 sq. ft., 2nd floor: 410 sq. ft.
 EXCLUDED AREA: UTILITY: 63 sq. ft., COVERED DECK: 792 sq. ft., PORCH: 367 sq. ft.,
 DECK: 436 sq. ft., OPEN TO BELOW: 349 sq. ft., LOW CEILING: 28 sq. ft.,
 WALLS: 173 sq. ft.

INVESTING IN MONTANA RANCH LAND



Interest in Montana ranch land as an investment has been strong over the last several years. Throughout Montana, but particularly in Southwest Montana we have seen increased demand for ranches as a safe investment. Making the decision to pursue investing in ranch land can be incredibly rewarding (both personally and financially) but there are a lot of factors that go into investing and owning ranch land. "Ranch" is a general term that can describe a wide range of property from large income producing cattle ranches, smaller recreational properties, fly fishing properties, hunting ranches, or horse properties with just a few acres. All of these definitions of ranch property are in demand in Montana, and are appreciating in value over the long term. However, income producing ranch land is the most stable, and is in the highest demand by investors.

Before buying property in Montana it is important to understand Montana Water Rights. All water in Montana is owned by the State. A Montana Water Right allows you to legally use water in a prescribed manner, but not to own the water itself. Montana's water law is based in the Doctrine of Prior Appropriation - First in Time, First in Right. Water rights are ranked according to the date on which the water was first put to beneficial use. Priority dates dictate the volume and distribution of water from wells, rivers, and streams. Landowners must put the water to beneficial use without waste to retain their right to use Montana's water. Without diversion and beneficial use, there is no water right.





A conservation easement is a legal agreement between a landowner and a land trust that limits the uses of the land in order to protect its conservation values. The landowner retains title to the property. The creation of the conservation easement can qualify as a one-time donation that has tax benefits. The conservation easement runs with the title, meaning that if the property is purchased by a new owner, the conservation easement remains. Land ownership carries with it a bundle of rights—the right to occupy, lease, sell, develop, construct buildings, farm, restrict access or

harvest timber, among others. A landowner can give up one or more of those rights for a purpose such as conservation while retaining ownership of the remainder of the rights. In ceding a right, the landowner “eases” it to another entity, such as a land trust. For example, a landowner may give up the right to build additional structures while retaining the right to grow crops.

Landowners looking to sell their property can use conservation easements to protect what future owners are able to do with the property. This typically reduces the marketable value of the property. If the conservation is setup properly, the landowners are able to take advantage of tax benefits associated with the creation and “donation” of the conservation easement. The potential tax benefits of a donated conservation easement are two-fold. First, income tax benefits may exist at the federal level. There may be benefits at the state level as well. However, state property taxes can not be reduced by a donation of a conservation easement in Montana. Second, the conservation easement works as an estate planning tool to reduce estate tax liability. To qualify for a tax deduction, the donation of a conservation easement must be considered a charitable gift by the IRS (Internal Revenue Service). It is strongly recommended that a qualified tax professional review the conservation easement donation to ensure it meets IRS requirements. A tax deductible, charitable donation can only be made to an IRS qualified tax-exempt organization. The donation of a conservation easement must be complete and irrevocable in perpetuity. In order to claim a tax deduction on the donation of a conservation easement the landowner must obtain a qualified appraisal by a state certified appraiser.

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MONTANA REAL ESTATE EXPERT

Delger Real Estate sold over \$155 Million in Real Estate in 2016-2023. Recognized experts in Internet Marketing and Technology, Delger Real Estate are able to generate maximum exposure for their real estate listings. The result: according to ListHub, Delger Real Estate listings outperform 98% of the market. We encourage you to contact Craig to learn more about ranch and recreational real estate in Montana.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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